

DRAFT - PLANNING COMMISSION AGENDA- DRAFT

June 23, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: May 26, 2015

I. PUBLIC HEARINGS

1. BANKHEAD PARKWAY ESTATES PHASE 2 (WITHDRAWN)
2. INTERGRAPH SOUTH CAMPUS
3. MAGNA CARTA PLACE (WITHDRAWN)
4. MEADOWS AT HAMPTON COVE PHASE 2 (WITHDRAWN)
5. MIDTOWNE ON THE PARK, PHASE 6
6. OAK GROVE AT FARLEY FARM PHASE 5
7. PROVIDENCE PHASE 7A; R/S OF LOTS 11, 12, AND 13
8. TRAYLOR ISLAND PHASE TWO (MINOR)
9. WILSON COVE SUBDIVISION PHASE 1
10. **ZONING**
 - (a) BOB WALLACE REZONING (1505)
 - (b) MEADOWS ZONING (1506)
 - (c) ZONING ORDINANCE AMENDMENT: RPC PARKING
 - (d) ZONING ORDINANCE AMENDMENT: MOBILE FOOD VENDING UNITS

II. SUBDIVISIONS

1. INTERGRAPH SOUTH CAMPUS

Layout (2 lots) Developer: Intergraph Unimproved Properties
 Surveyor: McElroy Land Surveying

Located: Southwest City, south of I-565 and east of Wall Triana Highway
2. HERITAGE ESTATES PHASE 2

Final (20 lots) Developer: Mungo Homes of Alabama
 Engineer: Goodwyn, Mills, Cawood, Inc.

Located: Northwest City, north of Capshaw Road and west of Old Railroad Bed Road
3. HERITAGE VILLAGE PHASE 1

Final (24 lots) Developer: Mungo Homes of Alabama
 Engineer: Goodwyn, Mills, Cawood, Inc.

Located: Northwest City, north of Capshaw Road and west of Old Railroad Bed Road
4. MIDTOWNE ON THE PARK, PHASE 6

Relayout (69 lots) Developer: Heritage Plantation, LLC
Preliminary (69 lots) Engineer: Smith Engineering

Located: Northwest City, south of University Drive and west of Pegasus Drive

5. TERRANCE AT NATURES COVE (FORMERLY NATURE'S TRAIL PHASE 2)

Final (28 lots) Developer: Smart Living, LLC
Engineer: Mullins, LLC

6. Located: Southeast City; south of Caldwell Lane and east of Featherstone Drive
OAK GROVE AT FARLEY FARM PHASE 5

Preliminary (24 lots) Developer: Farley Farm, Inc.
Engineer: Smith Engineering

Located: Southwest City, west of South Memorial Parkway and north of Green Cove Road

7. PROVIDENCE PHASE 7A; R/S OF LOTS 11, 12, AND 13

Layout (4 lots) Developer: Townmakers, LLC.
Preliminary (4 lots) Surveyor: Goodwyn, Mills, & Cawood, Inc.
Final (4 lots)

Located: Northwest City; north of Highway 72 West and west of Providence Main Street

8. SOUTHGATE SUBDIVISION PHASE 2

Final (7 lots) Developer: JJ&M Properties, LLC
Engineer: Landmark Engineering

Located: Southeast City; south of Taylor Lane and west of Highway 431

9. TRAYLOR ISLAND PHASE TWO (MINOR)

Layout (2 lots) Developer: Traylor Properties, LLC
Final (2 lots) Surveyor: McElroy Land Surveying

Located: Central City, west of Church Street and south of Cleveland Avenue

10. WILSON COVE SUBDIVISION PHASE 1

Repreliminary (34 lots) Developer: Two Old Ducks, LLC
Engineer: Garver

Located: Southeast city, north of Cherry Tree Road and east of Esslinger Road

V. VACATION OF RIGHT OF WAY

A portion of Little Cove Road in front of the entrance of Watson Grand Subdivision

VII. ZONING

1. BOB WALLACE REZONING (1505)

Located: East and west sides of Jordan Lane and on the north side of Bob Wallace Avenue

Rezoning Request: Residence 1-B District (13.23 acres), Residence 2-B District (5.09 acres), and Neighborhood Business C-1 District (1.00 acres) to Neighborhood Business C-2 District (19.32 acres)

2. MEADOWS ZONING (1506)

Located: East of U.S. Highway 431 South and on the west side of Goose Ridge Drive

Proposed Zoning: Residence 1-A District (2.74 acres)

3. ZONING ORDINANCE AMENDMENT: RPC PARKING

Amends Zoning Ordinance Article 53 – Research Park Commercial District Regulations, Section 53.5 – Parking and Loading Areas (7) to amend regulations concerning retail parking.

4. ZONING ORDINANCE AMENDMENT: MOBILE FOOD VENDING UNITS

Amends Zoning Ordinance Article 50 – Research Park District Regulations, Section 50.1 - Uses Permitted; Article 51 – Research Park West District Regulations, Section 51.1 - Uses Permitted; Article 52 – Research Park Applications District Regulations, Section 52.1 - Uses Permitted; Article 54 – Research Park Applications 2 District Regulations, Section 54.1 - Uses Permitted; and amends Article 73 – Supplementary Regulations to amend regulations concerning mobile food vending units.

5. GREEN MOUNTAIN 2 REZONING (1507)

Located: East side of South Shawnee Road and on the north side of South Village Square Road

Rezoning Request: Neighborhood Business C-1A District to Residence 2-A District (0.25 acres)

6. MAGNA CARTA REZONING (1508)

Located: West side of U.S. Highway 231 South and on the north side of Magna Carta Place

Rezoning Request: Light Industry District to Residence 2 District (5.46 acres)

7. RESEARCH STATION REZONING (1509)

Located: East side of Research Park Blvd and south of Research Station Blvd

Rezoning Request: Residence 2-B District to Neighborhood Business C-1 District (1.62 acres)

8. ZONING ORDINANCE AMENDMENT: C1A DELETION

Deletes Zoning Ordinance Article 21 – Neighborhood Business C-1A District Regulations.

VIII. INVOCATION/EXTENSION OF BONDS

1. Heathland Park
2. Pulaski Corner
3. Oakshire at McMullen Cove
4. Anslee Farms 1
5. Old Cove at McMullen Cove
6. Villages at McMullen Cove
7. Kenthurst at McMullen Cove
8. Valleybrook
9. Iredell Phase 1
10. Hawk Ridge Estates
11. Oak Grove at Farley Farm Phase 1: R/S
12. Clayton Cove
13. Midtowne on the Park Phase 3
14. Overland Cove Phase 2: R/S
15. Cedar Park at Bell Grove